



## **Collection Information:**

**Folder:** Parcel No. 176. 145 Fenton Street. Part 1.

**Series:** Area 1-A, Parcels 1-182, 1961-1962.

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Records.

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Port Authority  
City of Saint Paul  
60 East Fourth Street  
St. Paul 1, Minnesota

Gentlemen:

As per your request by letter of April 3, 1962, we have made an appraisal of the properties in Project Area 1 - A, Parcel Numbers 179, 182, 180, 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, 180J, all in St. Paul, Ramsey County, Minnesota.

We have made a thorough inspection of the properties and analyzed all information available or discoverable that would help us fulfill your request of estimating the market value of the above properties as of June 8, 1962.

The results of our appraisals are listed below.

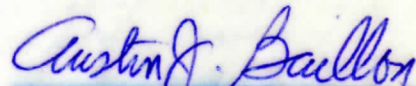
Please turn to other pages in this report for information supporting the conclusions listed below.

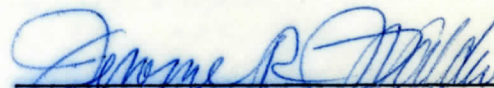
Project Area 1 - A:

<u>Parcel Number</u>	<u>Property Address</u>	<u>Value</u>
(None)	430 Alabama	\$1200.00
Parcel 179	433 Texas Street	7000.00
Parcel 182	450 Texas Street	10,500.00
(None)	556 Kentucky	6800.00
Parcel 180	Lot 1, Block 15	1500.00
Parcel 180A	417 Tennessee	6900.00
Parcel 180B	Lot 4-N 1/2, Block 15	2000.00
Parcel 180C	Lot 4-S 1/2, Block 15	400.00
Parcel 180D	Lot 10-S 1/2, Block 15	5200.00
Parcel 180E	Lot 10-N 1/2, Block 15	2500.00
Parcel 180F	Lot 9, Block 15	500.00

Parcel 180G	Lot 8, Block 15	\$1700.00
Parcel 180H	Lot 7, Block 15	8600.00
Parcel 180I	Lot 6, Block 14	300.00
Parcel 180J	None - On road	150.00

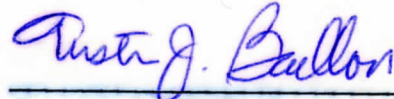
Respectfully submitted,

  
Austin J. Baillon

  
Jerome R. Waldron

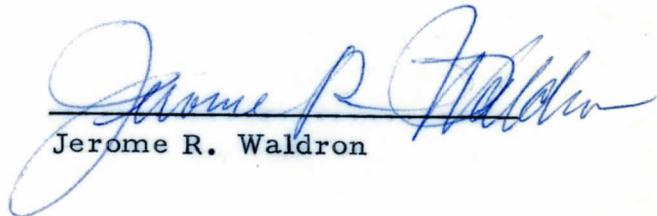
CERTIFICATION

We hereby certify that we have no interest presently or contemplated in the property appraised and neither the employment to make the appraisal, nor the compensation is contingent on the value of the property. We certify that we have personally inspected the property covered in Parcels numbered 179, 182, 430 Alabama and 556 Kentucky, and have made visual inspections from the outside perimeter of the lot lines of the properties covered in Parcels numbered 180, 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, and 180J, and that, according to our knowledge and belief, all statements and information in this report are true and correct, subject to the special limiting conditions and other limiting conditions as set forth in this report.



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Austin J. Baillon



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Jerome R. Waldron

JOSEPH L. BETTENDORF, M.A.I.

*Realtor - Appraiser - Consultant*

AN APPRAISAL REPORT

of

PARCEL NO. 176  
Project Area 1-A

Lafayette Elementary School  
145 Fenton Street  
St. Paul, Minnesota

for

The Port Authority of the City of St. Paul  
60 East Fourth Street  
St. Paul, Minnesota

by

Joseph L. Bettendorf, M.A.I. - S.R.A.  
232 Minnesota Building  
St. Paul, Minnesota





JOSEPH L. BETTENDORF, M.A.I.

MEMBER  
ST. PAUL BOARD OF REALTORS  
AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS  
SOCIETY OF RESIDENTIAL APPRAISERS

*Real Estate Appraisals - Consultant - Analyst*

CA. 4-2002

MINNESOTA BUILDING

ST. PAUL 1, MINNESOTA

June 8, 1962

The Port Authority of the City of St. Paul  
60 East Fourth Street  
St. Paul, Minnesota

Re: PARCEL NO. 176  
Project Area 1-A  
Lafayette Elementary School

Gentlemen:

In accordance with your request I have made a careful inspection of the captioned property, which is more particularly described elsewhere in this report, and have made a study of conditions affecting its value.

By virtue of my investigation I have formed the opinion that the market value of the subject property, as of June 1, 1962, is:


TWO HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED  
DOLLARS - - - - - \$ 277,500.00

Your attention is invited to data and discussions following which, in part, form the basis of this conclusion.

Respectfully submitted,

JOSEPH L. BETTENDORF, Appraisals

By:

  
J. L. Bettendorf, M.A.I.  
Cert. No. 2288

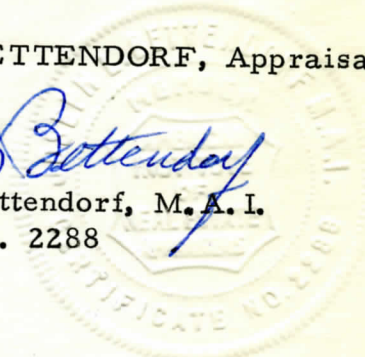




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ADDENDA

- Photographs
- Architects' Cost Estimates and Descriptions
- Plat

JOSEPH L. BETTENDORF, M.A.I.

*Realtor - Appraiser - Consultant*

SALIENT FACTS AND CONCLUSIONS

MARKET VALUE ESTIMATE \$ 277,500.00

Calculated Square Foot Area of Land - - 75,325 sq. ft.

LAND VALUE \$ 41,400.00

TAXES - Tax exempt property.

ASSESSOR'S FULL AND TRUE VALUE

	<u>LAND</u>	<u>BUILDING</u>
Lot 1	\$ 150.00	
Lot 2	\$ 850.00	\$ 500.00
Lot 6	\$ 1,000.00	
Lots 7-12	\$ 4,000.00	\$ 120,800.00

THE PROPERTY

The subject property comprises an elementary school consisting, basically, of 13 classrooms, including the kindergarten room, together with a temporary school comprising 2 classrooms of which only 1 room is currently being utilized.

The property is served with public sidewalk, hard surfaced streets, water, sewer, storm sewer, gas, electricity.

The playground area is located immediately to the south of the main structure.

PROPERTY RIGHTS TO BE APPRAISED

Title in fee simple, unencumbered, subject to usual easements for utilities, if any.

LEGAL DESCRIPTION

Except the Northeasterly Forty (40) feet of Lot Six (6), the Northeasterly Thirty (30) feet of Lot One (1) and the Northeasterly Forty (40) feet of Lots Two (2) through Six (6) and all of Lots Seven (7) through Twelve (12) and vacated alley in Block One (1), Dunwell and Spencer's Addition to Brooklynd, Ramsey County, Minnesota.

ZONING

The zoning map of the City of St. Paul indicates the property to be zoned "B" Residence, and Commercial.

PURPOSE OF THE APPRAISAL

To estimate the market value of the subject property as of June 1, 1962.

HIGHEST AND BEST USE

The present program of utilization is considered the highest and best use.

DEFINITION OF MARKET VALUE

Market value is the highest price expressed in terms of money which the property will bring when exposed for sale in the open market with a reasonable time allowed to find a purchaser buying with a full knowledge of all the uses and purposes to which it is adapted and for which it is capable of being used.

BUILDING DESCRIPTION

The subject property is a one story, brick building, with a partial basement. The building is basically "U" shaped in design and has a built-up roof.

There are two major front entrances which enter into the hallway. The vestibules or entrances have plastered walls and ceilings and hardwood floors.

The first office is located in the northeast corner of the south wing and is referred to as the "Principal's Office". It is basically two rooms, with an inner and outer office. The floors are hardwood, walls and ceilings are plastered, trim is hardwood. Both rooms have fluorescent lighting. The inner office is served with a partitioned off water closet, and a lavatory fixed to the west wall. Both rooms have built-in cabinets.

Next to the office, in the extreme southeast corner of the building, is the gymnasium. The floor is hardwood and the walls are plastered. The room is served with six large overhead lights and silent switches. There is a blackboard along one wall. There are two storage rooms off the gymnasium with built-in shelves and storage space.

The hall serving the south wing is finished with acoustical tile ceiling, hardwood floor, and plastered walls. There are also fluorescent lighting fixtures in the hall.

The south wing contains 6 classrooms, three on each side of the hall, and all basically similar. The rooms are finished with hardwood floors, lath and plaster walls, and hardwood trim. Each room has seven windows, fluorescent lighting, and blackboards along the interior walls. Each classroom has a separate coat room with built-in cabinet and storage space, a built-in corner bookcase with drawers, and an exit or door leading to the outside of the building.

The center of the building, connecting the north and south wings, contains the following rooms:

The kindergarten room lies between the two front entrances. It is finished with hardwood floor, lath and plaster walls, and hardwood trim.

BUILDING DESCRIPTION - Con't

The room has a drinking fountain and an attached blackboard along one wall. There are built-in seats skirting a portion of the perimeter of the room. At one end of the room is a coat room. There is an additional storage closet.

Immediately across the hall is a built-in mop closet or utility area with a concrete sink with plumbing. There is a ceramic tile recess around the sink and the floor is concrete.

This utility area is flanked by two rest rooms. Immediately south of the utility area is the girls rest room which contains 14 partitioned off water closets, 5 lavatories, and 2 shower connections. The walls are plastered and the floor is concrete. The rest room has 3 mirrors attached to the wall - 5' x 1'9", 2' x 4', 2' x 4' respectively. The far west end of the rest room is used as a utility or storage area.

Immediately north of the utility area is the boys rest room. This room has 8 partitioned off water closets, 4 lavatories, 7 urinals, and 1 shower connection with drain. The walls are plastered and the floor is concrete. The room has 3 mirrors attached to the walls - 5' x 1'9", 2' x 4', 2' x 4' respectively. The far west end of the rest room is used as a utility or storage area.

Next to the rest rooms is the boiler room which descends to the basement level. The foundation walls in the boiler room are limestone and brick. The ceiling is plastered. The room contains a built-in work bench and storage shelves. There are 2 coal fired, Kweanee boilers (1921 - 1922 respectively). The heating unit is a coal fired, low pressure steam boiler (portable smokeless firebox boiler). A coal bin is located immediately off the boiler room and has limestone walls. There is no basement under the balance of the building - crawl space only.

The front hall on the first floor has acoustical tile ceiling, plastered walls, hardwood floors, fluorescent lighting. There are 2 drinking fountains, one at either end of the hall.

In the north wing, at the extreme northeast corner of the building, is a cafeteria. The room is finished with hardwood floors, lath and plastered walls, hardwood trim. There is a stage platform in this room, and one attached blackboard.

BUILDING DESCRIPTION - Con't

Immediately off the cafeteria is the kitchen which is finished with asphalt tile floor, lath and plaster walls, and hardwood trim. The kitchen has built-in shelves and cabinets, and an exhaust fan.

Next to the kitchen is a room referred to as the nurses room. The room consists, basically, of two smaller units which are finished with hardwood floors, lath and plaster walls, and hardwood trim. The inner office has a lavatory and built-in storage cabinets.

Immediately across the hall from the nurses room is a room known as the "Conference Room". The room is finished with hardwood floor, lath and plastered walls, and hardwood trim. There is a half bath immediately off this room with two fixtures. The walls are lath and plaster and the floor is concrete. There is no wainscoting.

The north wing has 6 classrooms also, three on either side of the hallway, and all basically similar. The rooms are finished with hardwood floors, lath and plaster walls, and hardwood trim. Each room has 7 windows and fluorescent lighting. Each classroom has attached blackboards on the interior walls, coat room with built-in cabinet and storage space, and a built-in bookcase with drawers in one corner. Each room has an individual exit to the outside of the building.

The first floor height is 12 feet from floor to ceiling. The foundation consists of poured concrete and limestone. Joists are 2" x 10", 16" on center. Additional support is provided by 12" x 12" reinforced concrete girders supported by 12" x 12" reinforced concrete posts spaced periodically under the structure. Subflooring is tongue and grooved boards laid diagonally.

The building has been well maintained and reflects structural soundness.

BUILDING DESCRIPTION

Portable One and Two

This building is a one story, frame building with a flat built-up roof. The exterior is 1/2" x 6" siding, painted. The size of the building is 26.5' x 74' or 1,961 sq. ft.

The structure is divided into, basically, two classrooms. The first classroom is finished with oak floor, drywall walls and ceiling, and hardwood trim. There are 3 blackboards attached to the walls. At the rear of the classroom is a coat room with cabinets and storage shelves. There is flourescent lighting.

The second classroom is finished with oak floors, drywall walls and ceiling, and hardwood trim. Lighting is flourescent, and there is a coat room with cabinets and storage shelves. There are 2 blackboards.

The height of the rooms is 12 feet from floor to ceiling. There is no basement.



FACTORS CONSIDERED IN ARRIVING AT THE ESTIMATE  
OF VALUE

Schools, like churches, bank buildings, theatres, and so forth, are classified as a "special purpose" property inasmuch as they are designed and built for a specific purpose. Under these circumstances an educational building, similar to a church, is not operated for profit and, hence, it does not earn a net income. It is more of a service property that is not generally bought and sold in the open market. Hence, the income and market data approaches are not generally applicable. The appraiser must rely mainly on the cost approach to value and must make a thorough and calculated study of the property in order to arrive at a reasonable conclusion.

An educational building can be considered a service property, however, under certain conditions, could readily be put to other uses, particularly to office use, provided it is no longer needed for the purpose for which it was designed. Hence, a change in the highest and best use would occur, resulting in a completely different analysis than that used for the purposes of this appraisal.

In estimating the value of a public school, principal stress must be placed upon the adaptability of the land and the buildings to the performance of the services for which they were designed, intended and constructed. The subject property is a desirable and attractive property, well designed and, were it to be placed on the market, it is concluded that it would be desirable and attractive to a church or civic group or organization and would be of value to them because of the specific features inherent in the design, age and observed condition. Under these circumstances prospective purchasers would compare the cost of the structure to the cost of a new structure which they could build to meet and service their needs and desires. If it is possible to acquire an existing building for a smaller sum than the cost of a new building and, assuming that this will meet their basic requirements as well as the new structure, they would be willing to pay a price for it that represents its "market value". This is in keeping with the principle of substitution which is applied in this instance.

Had the subject served its utility from a functional standpoint, then the appraisal would be for sale and conversion to other uses which would result in a change in the highest and best use, other than that for which the building was originally designed and constructed. Hence, a less

FACTORS CONSIDERED - Con't

intensive use would be in order and emphasis would be placed on the other uses to which the land and buildings may be readily adapted. At this point the possibility of remodeling would enter into the analysis so that it would fill the needs of the highest and best use of the land.

In this instance the subject property is being acquired through the power of "Eminent Domain" which, generally, is private property taken taken under this power for public use and the owner of the property is entitled to "just compensation". This has generally been construed to mean the "market value" of the property at the time of the acquisition or taking. However, since schools are generally not bought and sold in the open market, basically they have no market value in the usual sense of the term. In estimating the market value of the school property for condemnation purposes, the term "market value" is used in its broadest sense and it must be assumed that there is another public, civic or religious group available that is able and willing to purchase the school but is not forced to buy it as such. The estimate of value under these circumstances is construed to be the price that such a purchaser would be willing to pay for the property in an open market.

REPLACEMENT COST ESTIMATE

In arriving at the replacement cost of the subject property, the services of Bettenburg, Townsend, Stolte and Comb were engaged to estimate the replacement cost for the school, exclusive of land. These estimates are based upon current costs for new construction and exclude land cost.

After obtaining their costs, a study was made of cost indices to which your appraiser subscribes and, in addition, local costs were studied and found to be in reasonable relation to that submitted. All factors coincided with the appraiser's judgment and experience and are believed to be reasonably reliable and accurate. The costs, as submitted, are generally the difference between replacement cost from the square foot method, based upon a quantity survey, and the cubic cost, also based upon this quantity survey. For the purpose of this appraisal, based upon age and observed condition, the depreciation appears to be 30%, some of which is physical curable but, predominately, is physical incurable. Very little functional depreciation is present in this school because of its arrangement and no economic depreciation is in evidence.

For the temporary classroom building, located to the west of the school proper, depreciation has been estimated at 50% and is construed to be physical and functional. There is no economic depreciation in evidence.

Following are the calculations:

ESTIMATED REPLACEMENT COST - School	\$ 317,000.00
Depreciation - 30%	\$ <u>95,100.00</u>
Depreciated Replacement Cost of School - - - - -	\$ 221,900.00
 ESTIMATED REPLACEMENT COST -	
Temporary Building	\$ 20,500.00
Depreciation - 50%	\$ <u>10,250.00</u>
Depreciated Replacement Cost of Temp. Bldg. - - -	\$ 10,250.00

JOSEPH L. BETTENDORF, M.A.I.

*Realtor - Appraiser - Consultant*

REPLACEMENT COST - Con't

Depreciated Replacement Cost of School (forwarded) - - - - - \$ 221,900.00

Depreciated Replacement Cost of Temp. Bldg. (forwarded) - \$ 10,250.00

Miscellaneous Costs - Surfacing, Retaining Wall,  
Walks & Stoops \$ 4,000.00

LAND VALUE \$ 41,400.00

\$ 277,550.00

Rounded to - - \$ 277,500.00

DEPRECIATED REPLACEMENT COST OF THE SUBJECT PROPERTY

\$ 277,500.00

INCOME APPROACH TO VALUE

The nature and usage of the subject property is for the performance of a public service, specifically a school, which precludes its reflecting an income on which to base an estimated market value from this approach. Therefore, the income approach has not been considered and is discounted in this instance.

MARKET DATA APPROACH

Comparable sales are not considered a proper guide to market value of a school because such properties, if offered for sale, are generally salable only in a limited market and subject to a probable change in highest and best use.

The land value can be established in the market with a certain degree of reliability. It is noted that a portion of this land is zoned "Commercial", which will command a considerably higher price per square foot than the portion that is zoned "B" Residence. For the purpose of this appraisal, the values of the land were established and an indicated factor of \$.55 per square foot was arrived at in this instance.

Inasmuch as sales of schools, as such, are not available in the market, it was necessary to rely upon similar type sales, generally from a commercial and industrial standpoint, in the fringe area around the downtown district. However, it is also concluded that sales of small office buildings and commercial or one story industrial properties represent the minimum or lower limit of the value estimate inasmuch as there is a considerable variation in utility and actual comparison is difficult. Considerable variation in sales price in relation to square foot area is in evidence, after a study of sales in the fringe area of the Loop. This has transpired because of the change in highest and best use. In other words, the buildings had become functionally obsolete and were placed on the market, with the essence of the meaning of market value, for a use to a lesser degree than the building was originally designed and intended for.

After a study of such properties it was concluded that the subject property could be sold in the market, under the definition and explanation of market value in this report, for somewhere between \$6.00 and \$7.00 per square foot of area. Inasmuch as the cost approach is relied on in this instance, the market data as such must be discounted. In the event a change in use were contemplated, as opposed to the acquisition under eminent domain, sales of comparable commercial property would be the primary guide in estimating market value. For the purpose of this appraisal, the market data is generally discounted.

CORRELATION AND CONCLUSION

MARKET VALUE ESTIMATE

\$ 277,500.00

Having carefully considered the class and character of the property under appraisal, together with a full knowledge of the purpose of the appraisal, it is concluded that the market value estimate would be in reasonable relation to the current market attitude.

The income approach and the market data approach are generally discounted in their entirety due to the absence of sales of properties of a similar nature, at the least to the degree that they would provide some comparison from the market standpoint.

The replacement cost approach has been obtained from specialists in this field and compared with local cost data, as well as cost indices to which your appraiser subscribes, together with your appraiser's experience in processing properties such as this type in the past and it is concluded to be in reasonable relation when viewed in light of the type of construction, and predicated upon the purpose of this appraisal.

Based upon the information contained in this report, it is concluded that the market value of the subject property, as of June 1, 1962, is:

\$ 277,500.00

CONTINGENT AND LIMITING CONDITIONS

The legal description furnished us is assumed to be correct.

I assume no responsibility for matters legal in character nor do I render any opinion as to the title, which is assumed to be good. All existing liens and incumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and/or competent management.

This appraisal is to be used in whole and not in part by the applicant or by others having written consent of the applicant.

I have made no survey of the property and assume no responsibility in connection with such matters.

I believe to be reliable the information contained in this report and furnished to me by others, but I assume no responsibility for its accuracy.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or by the applicant and in any event only with proper qualification.

I am not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.



CERTIFICATION

I, the undersigned, do hereby certify that I have no present or contemplated future interest in the property appraised, that the compensation for the appraisal is in no manner contingent upon the value reported, and that to the best of my knowledge and belief, the statements and opinions contained in this appraisal are correct, subject to the limiting conditions hereinafter set forth; also that this appraisal has been made in conformity with the Rules of Professional Ethics of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

*Joseph L. Bettendorf,*

M. A. I. - S. R. A.

APPRAISING QUALIFICATIONS

MEMBERSHIP

American Institute of Real Estate Appraisers  
Charter Member of Minnesota Chapter No. 35  
Member of Education Committee. Director 1959, 1960, 1961  
Society of Residential Appraisers—Senior Member  
Past President, Secretary-Treasurer, Vice President, of Minnesota Chapter No. 16. Director—1960  
St. Paul Board of Realtors  
Director—1959, 1960, 1961  
National Association of Real Estate Boards  
Minnesota Association of Realtors  
American Right of Way Association  
Charter Member of Minnesota Chapter No. 20  
Urban Land Institute

EDUCATION AND GENERAL EXPERIENCE

American Institute of Real Estate Appraisers, Michigan State University, East Lansing, Urban 11, Real Estate  
Nine years consisting of property management, brokerage, residential construction and appraisals of real estate  
Numerous FHA training courses  
Eleven years with Federal Housing Administration as staff appraiser  
Engaged in the appraisal of real estate as a profession, exclusively, since 1940

INSTRUCTOR

St. Thomas, Macalester and Augsburg Colleges on the "Principles of Real Estate Appraising" for the Society of Residential Appraisers

APPRAISAL ASSIGNMENTS

St. Paul Housing and Redevelopment Authority; Minnesota State Highway Department; Villages of Roseville, Maplewood and Arden Hills; Moundview Township; City of Stillwater, Board of County Commissioners; General Mills, Inc.; Minnesota Mining & Manufacturing Co.; Union Carbide and Carbon Corp.; Remington Rand; Minnesota Mining and Manufacturing Co.; Whirlpool Corp.; American Can Co.; Mortgage Guaranty Insurance Corp.; H. & Val J. Rothschild; Clapp-Thomssen Co.; Northern Pacific Railway; Banks and Savings and Loan Assns.; Shopping Centers; Fee Appraiser for Veterans Administration; Federal Housing Administration as Appraiser, Senior Subdivision Appraiser, Review Appraiser; Numerous Private Clients. Qualified in district court as expert witness. Served as commissioner in condemnation. Consultant in subdivision analysis and land planning.

JOSEPH L. BETTENDORF, M.A.I.

*Realtor - Appraiser - Consultant*

A D D E N D A

JOSEPH L. BETTENDORF, M.A.I.

*Realtor - Appraiser - Consultant*





**BETTENBURG TOWNSEND STOLTE AND COMB**

E. F. KISHEL    R. L. POPE    W. J. ESTEBO    M. H. BRUCE  
1437 MARSHALL AVENUE    ST. PAUL 4, MINNESOTA    MI 6-2558  
ARCHITECTS    AND    ENGINEERS

May 11, 1962

To Whom It May Concern:

The following are our estimates of replacement costs for the Lafayette School and the Neighborhood House. These estimates are based on current costs for new construction and do not include land costs.

Lafayette School

1. Temporary classroom building 27'-0" x 74'-0".  
No basement - frame construction - space heater.  
2000 sq. ft. @ \$10.00 = \$20,000.00  
28,000 cu. ft. @ .75 = 21,000.00

Replacement costs at current construction costs \$20,500.00

2. School Building - 1 floor and crawl space.  
Ordinary construction - wood joist floors - masonry walls -  
plaster finish - wood floors.  
22,600 sq. ft. @ \$12.50 = \$282,500.00  
361,600 cu. ft. @ .80 = 289,280.00

Replacement cost at current construction costs \$285,000.00

Boiler Plant  
3,670 sq. ft. @ \$10.00 = \$ 36,700.00  
40,400 cu. ft. @ .70 = 28,280.00

Replacement cost at current construction costs \$ 32,000.00

Total replacement cost of School Building exclusive of land costs would be \$317,000.00.

Total replacement cost of both buildings exclusive of land costs would be \$337,500.00.

BY GAS

DATE

SUBJECT LAFAYETTE SCHOOL

SHEET NO. OF

CHKD. BY

DATE

JOB NO.

AREA "A"  $171' \times 61' = 10,400 \text{ sq}'$  20 FT ✓  
 $10,400 \text{ sq}' \times 16' = 166,400 \text{ cuft}$

AREA "B"  $159' \times 61' = 9,700 \text{ sq}'$  50 FT  
 $9,700 \text{ sq}' \times 16' = 155,200 \text{ cuft}$

AREA "C"  $90 \times 42 = 3,780$   
 $- 18 \times 18 = 640 \times 2 = 1,280$   
 $\hline 2,500 \text{ sqft}$   
 $2,500 \text{ sq}' \times 16' = 40,000 \text{ cuft}$

AREA D BOILER

$53 \times 55 = 2,915 \text{ sq}'$   
 $28 \times 27 = 756$   
 $\hline 3,671$

$3,671 \text{ sq}' \times 11' = 40,381 \text{ cuft}$

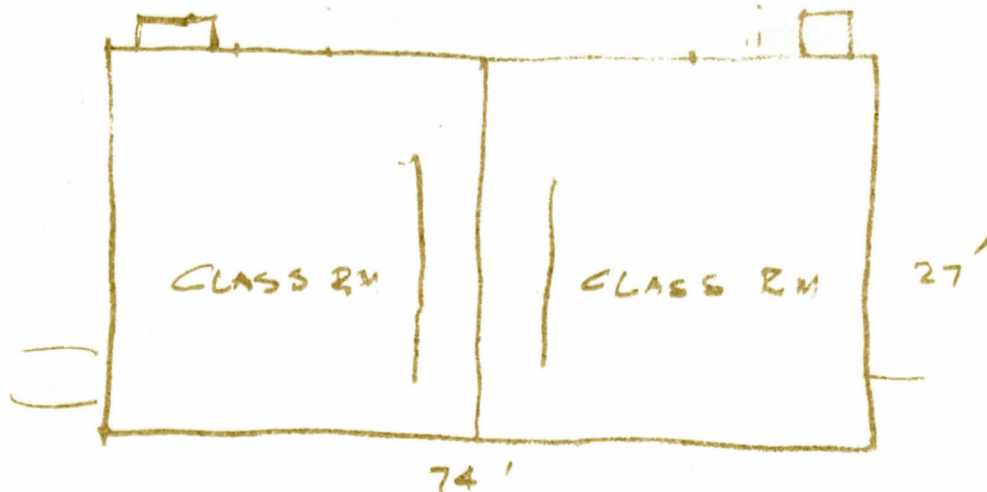
TOTAL SQ FT A, B, C 22,600 ✓

TOTAL CUFT A, B, C 361,600 ✓

BY GAS  
CHKD BY

DATE 4-25-66 SUBJECT LAFAYETTE SCHOOL  
DATE COST ESTIMATE  
PORTABLE UNIT

SHEET NO. OF  
JOB NO.



$$74 \times 27 = 1998^{\text{sq}}'$$
$$1998 \times 14' = 27,972^{\text{sq}}'$$

WOOD FRAME  
WOOD SIDING - LAP  
WOOD JOIST  
NO BASEMENT (BLOCK PIERS)  
WOOD WINDOWS  
WOOD DOORS  
WOOD FLOOR  
CHALK & TALK BOARDS 1 EA  
FIBERBOARD WALLS & C/C  
LSPACE HEATER





CORR.

9-11/2

CEIL'G. AC. T.

WALL PLAS. (PAINTED.)

FL. MAPLE

FLORENT LIGHT FIXTURE

ROOM.

WOOD PL.

WALL PLAS. (PAINTED)

CEIL'G PLAS. (PAINTED)

CLASS ROOM

FL. WOOD

23 x 32

WALL PLAS.

19 x 6

COAT RM.

13 CLASS

CEIL'G PLAS.

LIGHT FIXTURE FLORENT (2 LAMP.)

BOIL. RM 27 @ APP. 11" HI.

TILE COPING

CROWL SPACE

13 CLASS ROOM

1 KITCHEN

1 CAP.

ADD OR EXILARY RM.

2 KEWANEE 316 COIL

HOT WATER

2 D.F.

Boys

4 LAV.

2 W.C.

MARBLE TOILET PART w/ WOOD DOOR.

7 V.

CONC. FL.

PLAS. WALL & CEILING

SUB. FL. 2x12 JOIST @ 16"

WOOD. SUB FL.